

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|---------------------|---------------------|----------------------------|-----------------------------|------------------------------|-----------------------------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | PJs in State: <div>3</div> | | | | |
| % of Funds Committed | <div>99.41</div> % | <div>95.59</div> % | <div>1</div> | <div>92.07</div> % | <div>96</div> | <div>98</div> | |
| % of Funds Disbursed | <div>97.96</div> % | <div>94.05</div> % | <div>1</div> | <div>84.14</div> % | <div>100</div> | <div>100</div> | |
| Leveraging Ratio for Rental Activities | <div>7.27</div> | <div>6.87</div> | <div>1</div> | <div>4.79</div> | <div>100</div> | <div>100</div> | |
| % of Completed Rental Disbursements to All Rental Commitments*** | <div>100.00</div> % | <div>93.61</div> % | <div>1</div> | <div>81.45</div> % | <div>100</div> | <div>100</div> | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | <div>87.21</div> % | <div>91.40</div> % | <div>3</div> | <div>69.74</div> % | <div>75</div> | <div>80</div> | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | <div>100.00</div> % | <div>91.27</div> % | <div>1</div> | <div>80.97</div> % | <div>100</div> | <div>100</div> | |
| % of 0-30% AMI Renters to All Renters*** | <div>56.82</div> % | <div>42.77</div> % | <div>1</div> | <div>45.50</div> % | <div>66</div> | <div>71</div> | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | <div>100.00</div> % | <div>99.40</div> % | <div>1</div> | <div>95.55</div> % | <div>100</div> | <div>100</div> | |
| Overall Ranking: | | | In State: | <div>1</div> / <div>3</div> | Nationally: | <div>95</div> <div>96</div> | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | <div>\$24,091</div> | <div>\$13,740</div> | | <div>\$26,831</div> | <div>44</div> Units | <div>31.40</div> % | |
| Homebuyer Unit | <div>\$20,878</div> | <div>\$9,855</div> | | <div>\$15,029</div> | <div>96</div> Units | <div>68.60</div> % | |
| Homeowner-Rehab Unit | <div>\$0</div> | <div>\$15,698</div> | | <div>\$20,806</div> | <div>0</div> Units | <div>0.00</div> % | |
| TBRA Unit | <div>\$0</div> | <div>\$128</div> | | <div>\$3,228</div> | <div>0</div> Units | <div>0.00</div> % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Missoula MT

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$199,187 | \$150,925 | \$0 |
| State:* | \$79,668 | \$92,067 | \$15,009 |
| National:** | \$96,090 | \$75,663 | \$23,585 |

CHDO Operating Expenses:
(% of allocation)

| | |
|----------------------|---|
| PJ: | 3.9 % |
| National Avg: | 1.2 % |

R.S. Means Cost Index: 0.83

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|---|---|
| RACE: | | | | |
| White: | 88.6 | 89.6 | 0.0 | 0.0 |
| Black/African American: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian: | 0.0 | 4.2 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 11.4 | 1.0 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 1.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 1.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 0.0 | 3.1 | 0.0 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|---|---|
| 1 Person: | 75.0 | 42.7 | 0.0 | 0.0 |
| 2 Persons: | 15.9 | 21.9 | 0.0 | 0.0 |
| 3 Persons: | 4.5 | 20.8 | 0.0 | 0.0 |
| 4 Persons: | 0.0 | 11.5 | 0.0 | 0.0 |
| 5 Persons: | 2.3 | 3.1 | 0.0 | 0.0 |
| 6 Persons: | 2.3 | 0.0 | 0.0 | 0.0 |
| 7 Persons: | 0.0 | 0.0 | 0.0 | 0.0 |
| 8 or more Persons: | 0.0 | 0.0 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|---|---|
| Single/Non-Elderly: | 61.4 | 44.8 | 0.0 | 0.0 |
| Elderly: | 13.6 | 0.0 | 0.0 | 0.0 |
| Related/Single Parent: | 15.9 | 20.8 | 0.0 | 0.0 |
| Related/Two Parent: | 0.0 | 25.0 | 0.0 | 0.0 |
| Other: | 9.1 | 9.4 | 0.0 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 6.8 | 0.0 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 11.4 | |
| No Assistance: | 81.8 | |

of Section 504 Compliant Units / Completed Units Since 2001 9

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Missoula State: MT Group Rank: 95
 (Percentile)
 State Rank: 1 / 3 PJs Overall Rank: 96
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 75.25% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 50.43% | 87.21 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 100 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 91.30% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.340 | 0.15 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

